

May 2026 and 2025 Comparison by County Single-Family Home Sales

AREA	Sales 2026	Sales 2025	Change	% Change	Median Price 2026	Median Price 2025	Median % Change	Average DOM 2026	Average DOM 2025	DOM % Change	Distressed Properties 2026	Distressed Properties 2025	% Change Distressed Properties
RHODE ISLAND	563	718	-155	-21.59%	\$500,000	\$507,500	-1.48%	31	29	6.90%	2	6	-66.67%
BRISTOL COUNTY	28	35	-7	-20.00%	\$661,450	\$665,000	-0.53%	34	-	0.00%	0	0	-
BARRINGTON	17	22	-5	-22.73%	\$675,000	\$710,500	-5.00%	30	26	15.38%	0	0	-
BRISTOL	8	6	2	33.33%	\$700,000	\$582,450	20.18%	43	28	53.57%	0	0	-
WARREN	3	7	-4	-57.14%	\$527,000	\$505,000	4.36%	26	30	-13.33%	0	0	-
KENT COUNTY	117	173	-56	-32.37%	\$460,000	\$452,000	1.77%	27	28	-3.57%	1	1	0.00%
COVENTRY	25	50	-25	-50.00%	\$495,000	\$415,000	19.28%	40	22	81.82%	1	0	-
EAST GREENWICH	9	16	-7	-43.75%	\$1,040,000	\$858,400	21.16%	29	30	-3.33%	0	0	-
WARWICK	68	89	-21	-23.60%	\$447,500	\$450,000	-0.56%	23	30	-23.33%	0	1	-100.00%
WEST GREENWICH	4	4	0	0.00%	\$625,000	\$559,500	11.71%	14	49	-71.43%	0	0	-
WEST WARWICK	11	14	-3	-21.43%	\$400,000	\$418,500	-4.42%	28	29	-3.45%	0	0	-
NEWPORT COUNTY	56	68	-12	-17.65%	\$779,000	\$760,800	2.39%	35	56	-37.50%	0	0	-
JAMESTOWN	3	7	-4	-57.14%	\$925,000	\$775,000	19.35%	44	41	7.32%	0	0	-
LITTLE COMPTON	3	3	0	0.00%	\$675,000	\$985,000	-31.47%	5	31	-83.87%	0	0	-
MIDDLETOWN	10	12	-2	-16.67%	\$844,500	\$1,170,040	-27.82%	32	109	-70.64%	0	0	-
NEWPORT	8	7	1	14.29%	\$1,725,000	\$1,395,000	23.66%	27	25	8.00%	0	0	-
PORTSMOUTH	21	14	7	50.00%	\$875,000	\$746,800	17.17%	46	31	48.39%	0	0	-
TIVERTON	11	25	-14	-56.00%	\$475,000	\$520,000	-8.65%	31	60	-48.33%	0	0	-
PROVIDENCE COUNTY	279	336	-57	-16.96%	\$469,900	\$453,113	3.70%	31	23	34.78%	1	3	-66.67%
BURRILLVILLE	10	10	0	0.00%	\$466,350	\$455,000	2.49%	21	31	-32.26%	0	0	-
CENTRAL FALLS	2	0	2	0.00%	\$422,500	-	0.00%	16	-	0.00%	0	0	-
CRANSTON	52	70	-18	-25.71%	\$476,500	\$456,250	4.44%	25	20	25.00%	0	1	-100.00%
CUMBERLAND	28	31	-3	-9.68%	\$576,250	\$525,000	9.76%	25	17	47.06%	0	1	-100.00%
EAST PROVIDENCE	22	32	-10	-31.25%	\$450,000	\$422,500	6.51%	15	24	-37.50%	0	0	-
FOSTER	3	2	1	50.00%	\$529,000	\$668,000	-20.81%	96	15	540.00%	0	0	-
GLOCESTER	7	11	-4	-36.36%	\$440,000	\$535,555	-17.84%	68	29	134.48%	0	0	-
JOHNSTON	25	28	-3	-10.71%	\$501,000	\$495,000	1.21%	34	17	100.00%	0	1	-100.00%
LINCOLN	14	10	4	40.00%	\$438,500	\$607,444	-27.81%	42	31	35.48%	0	0	-
NORTH PROVIDENCE	18	19	-1	-5.26%	\$462,000	\$440,000	5.00%	24	29	-17.24%	0	0	-
NORTH SMITHFIELD	4	6	-2	-33.33%	\$495,000	\$563,750	-12.20%	13	34	-61.76%	0	0	-
PAWTUCKET	29	29	0	0.00%	\$415,000	\$436,000	-4.82%	29	21	38.10%	0	0	-
PROVIDENCE	40	43	-3	-6.98%	\$454,111	\$430,000	5.61%	40	20	100.00%	0	0	-
SCITUATE	4	7	-3	-42.86%	\$759,950	\$581,800	30.62%	116	37	213.51%	0	0	-
SMITHFIELD	6	12	-6	-50.00%	\$530,000	\$564,250	-6.07%	23	26	-11.54%	0	0	-
WOONSOCKET	15	26	-11	-42.31%	\$435,000	\$390,000	11.54%	21	28	-25.00%	1	0	-
WASHINGTON COUNTY	83	106	-23	-21.70%	\$745,000	\$697,523	6.81%	33	31	6.45%	0	2	-100.00%
BLOCK ISLAND	0	2	-2	-100.00%	-	\$2,547,500	0.00%	-	11	0.00%	0	0	-
CHARLESTOWN	7	11	-4	-36.36%	\$1,100,000	\$825,000	33.33%	43	21	104.76%	0	0	-
EXETER	1	10	-9	-90.00%	\$885,150	\$649,950	36.19%	7	40	-82.50%	0	1	-100.00%
HOPKINTON	4	8	-4	-50.00%	\$514,000	\$487,500	5.44%	26	51	-49.02%	0	1	-100.00%
NARRAGANSETT	16	16	0	0.00%	\$824,500	\$942,000	-12.47%	33	33	0.00%	0	0	-
NORTH KINGSTOWN	11	14	-3	-21.43%	\$620,000	\$862,500	-28.12%	17	21	-19.05%	0	0	-
RICHMOND	6	5	1	20.00%	\$785,500	\$596,500	31.68%	30	24	25.00%	0	0	-
SOUTH KINGSTOWN	23	21	2	9.52%	\$605,000	\$830,000	-27.11%	27	32	-15.63%	0	0	-
WESTERLY	15	19	-4	-21.05%	\$625,000	\$599,900	4.18%	55	30	83.33%	0	0	-

Information is provided by State-Wide Multiple Listing Service, Inc. Readers are cautioned that the median sales price --- with half the prices higher and half lower --- is not a measure of appreciation/depreciation in individual home values. Also, please note: Statewide data may vary marginally from town-by-town data as the latter continues to be updated with later closing transactions after the statewide data is pulled. This information is deemed reliable but not guaranteed. Note: As of 9/1/2021 East Side of Providence was removed from the city list.